

the infant when he or she shall attain 21 and in the meantime to hold any beneficial interest in the mortgage debt in trust for the persons for whose benefit the conveyance was intended to be made (i.e. the infant).

Where the conveyance is to an infant beneficially jointly with one or more other persons of full age, the effect is to vest the legal estate in the other person or persons on the statutory trusts, that is, on trust for sale (to sell as trustee for themselves jointly with the infant). If the conveyance is to an infant on trust jointly with one or more other persons of full age, the effect is to disregard entirely the appointment of the infant as trustee and treat the deed as if the infant had not been named therein.

An infant, being by law incapable of managing his or her affairs, has to have a guardian or guardians. The present law on the subject is set out in the Guardianship of Infants Acts, 1886 and 1925. By the later Act it is provided that where in any proceeding before any Court, the custody or upbringing of an infant, or the administration of any property of an infant is in question, the Court in deciding that question, shall regard the welfare of the infant as the first and paramount consideration; also, that on the death of the

father of an
infant, the mother, if surviving, should
be the
guardian of the infant either alone or
jointly with
any guardian appointed by the father
and on the
death of the mother, the father, if
surviving,
should be the guardian, either alone or
jointly with
any guardian appointed by the mother.

If an infant is appointed an executor
under a
will, he will be unable to act unless or
until he